

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-273-SPH

Date of Posting January 22, 1991

District 4th

Posted for: Special Hearing

Petitioner: Fred M. Needel, et ux

Location of property: N/S Westminister Pike, 149' N/W of Wolf Ave

Location of Signs: In front of 108 Westminister Pike

Remarks: S. J. Haines

Posted by: S. J. Haines

Number of Signs: 1

Date of return: January 25, 1991

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1-25-91

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-24-91

OWINGS MILLS TIMES,
S. Zebe Olson
Publisher

\$ 61.91

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: 91-273-SPH

Date: 2/27/91

APPEAL FEES	QTY	PRICE
140 -OF ALL OTHER ORDERS	1 X	\$125.00
150 -POSTING SIGNS / ADVERTISING	1 X	\$25.00
		TOTAL: \$150.00

LAST NAME OF OWNER: NEEDEL

Please Make Checks Payable To: Baltimore County
DAAD480002NCHRC
BA 0010180H11-19-91 \$150.00

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

DATE: _____

Re: Mr. & Mrs. Fred M. Needel
326 Bonnie Meadows Circle
Reisterstown, Maryland 21136

RE: Case Number: 91-273-SPH
N/S Westminister Pike, 149' N/W of Wolf Avenue
108 Westminister Pike
4th Election District - 3rd Councilmanic
Petitioner(s): Fred M. Needel, et ux
HEARING: FRIDAY, FEBRUARY 22, 1991 at 2:30 p.m.

Dear Petitioner(s):

Please be advised that \$_____ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Arnold G. Foreman, Esq.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1-25-91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-24-91

THE JEFFERSONIAN,
S. Zebe Olson
Publisher

\$ 61.91

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: 91-273

Date: 2/27/91

PUBLIC HEARING FEES	QTY	PRICE
080 -POSTING SIGNS / ADVERTISING	1 X	\$86.91
		TOTAL: \$86.91

LAST NAME OF OWNER: NEEDEL

Please Make Checks Payable To: Baltimore County
DAAD480002NCHRC
BA 0010180H11-19-91 \$86.91

Cashier Validation

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: 91-273

Date: 2/27/91

PUBLIC HEARING FEES	QTY	PRICE
080 -POSTING SIGNS / ADVERTISING	1 X	\$86.91
		TOTAL: \$86.91

LAST NAME OF OWNER: NEEDEL

Please Make Checks Payable To: Baltimore County
DAAD480002NCHRC
BA 0010180H11-19-91 \$86.91

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

January 14, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-273-SPH
N/S Westminister Pike, 149' N/W of Wolf Avenue
108 Westminister Pike
4th Election District - 3rd Councilmanic
Petitioner(s): Fred M. Needel, et ux
HEARING: FRIDAY, FEBRUARY 22, 1991 at 2:30 p.m.

Special Hearing to approve the overnight and weekend parking of utility service vans inside of an enclosed structure.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Fred M. Needel, et ux
Arnold G. Foreman, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

February 8, 1991

Arnold G. Foreman, Esquire
Alperstein & Diener, P.A.
605 Courts Square Building
Baltimore, MD 21202

RE: Item No. 212, Case No. 91-273-SPH
Petitioner: Fred M. Needel, et ux
Petition for Special Hearing

Dear Mr. Foreman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WIEHARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Fred M. Needel
326 Bonnie Meadows Circle
Reisterstown, MD 21136

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

Your petition has been received and accepted for filing this 27th day of December, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By: James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Fred M. Needel, et ux
Petitioner's Attorney: Arnold G. Foreman

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

November 21, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
At: Mr. James Dyer

Re: Baltimore County
Fred M. Needel Property
Zoning meeting 12/14/90
N/S Westminister Pike
MD 140
149' west of Wolf Avenue
Item #212

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve the overnight and weekend parking of utility service vans, we find the plan acceptable with the following comment.

This plan must be reviewed by our Hydraulics Section and all work within State Highway Administration right-of-way must be performed under an access permit issued by our office prior to issuance of building permits.

If you have any questions, please contact Larry Brocato (333-1350).

Very truly yours,
John Contestabile
John Contestabile, Chief
Engineering Access Permits
Division

LB/es

cc: Mr. J. Ogle
McKee and Associates Inc.

RECEIVED
NOV 26 1990
ZONING OFFICE

My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: December 6, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Fred M. Needel, Item No. 212

The Petitioner requests a Special Hearing to approve the overnight and weekend parking of utility service vans inside of an enclosed structure in an O-2 zone.

Should the Applicant's request be granted, staff recommends the following condition:

- The proposed use shall be permitted until such time as the property owner transfers the site, or the corporate user of the facility ceases his or her operation.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM212/ZAC1

received
12/7/90

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 408
Towson, Maryland 21204
(301) 887-3554

November 28, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers, 187, 200, 203, 204, 206, 208, 210, 211, and 212.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lab

received
12/13/90

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

11/20/90
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 212, Zoning Advisory Committee Meeting of December 4, 1990

Property Owner: Fred M. Needel et ux District: 4

Location: 108 Westminister Pike

Water Supply: metro Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of food service equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chabroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathroom, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been ☒ must be conducted.
() The results are valid until June 15, 1992.
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until .
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3280.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others Existing dug well must be properly abandoned and a well abandonment report submitted prior to any grading of property. An interim agreement to connect to public sewer which it becomes available will be required.

William H. H. H.
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

NOVEMBER 28, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: FRED M. NEEDEL
Location: #108 WESTMINSTER PIKE
Item No.: 212 Zoning Agenda: DECEMBER 4, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 26

REVIEWER: *Carl Joseph Kelly* Noted and Approved *Carl Joseph Kelly*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

received
11/24/90

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
November 30, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 212
PROPERTY OWNER: Fred M. Needel, et ux
LOCATION: NE/S Westminister Pike, 149' NWly centerline Wolf Avenue (#108 Westminister Pike)
ELECTION DISTRICT: 4th
COUNCILMANIC DISTRICT: 3rd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- () A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED. A SEPARATE ZONING PERMIT IS REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER - Assuming the building is an office building (primary use). Comply to Section 313.0, 609.0, Table 902.0 and Section 1002.14.

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: November 27, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for December 4, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 200, 206, 208, 210 and 211.

For Items 187 and 212, the previous County Review Group Comments are still applicable.

For Item 203, the correct plat reference in Plat Book 9, Folio 4. Also, the east and west property line dimensions appear to be reversed.

For Item 204, the site must be submitted through the minor subdivision process for review and comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

October 16, 1991

Arnold G. Foreman, Esquire
ALPERSSTEIN & DIENER, P.A.
Suite 605-610, Court Square Building
Calvert & Lexington Streets
Baltimore, MD 21202

RE: Case 91-273-SPH
Fred M. Needel, et ux

Dear Mr. Foreman:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

encl.

cc: Robert H. Wolf, Esquire
Mr. & Mrs. Fred M. Needel
Mr. Jim McKee
Mr. Timothy Sanders
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Lawrence E. Schmidt
Timothy M. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of
Zoning Administration

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. August 6, 1991

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-273-SPH FRED M. NEEDEL, ET UX
NE/S Westminister Pike, 149' NW of
c/1 Wolf Avenue (108 Westminister Pike)
4th Election District
3rd Councilmanic District

SPH -to approve overnight and weekend parking of utility service vans inside enclosed structure on subject property zoned O-2.

3/13/91 - Z.C.'s decision in which Petition for Special Hearing was DENIED.

ASSIGNED FOR: FRIDAY, SEPTEMBER 13, 1991 at 10:00 a.m.

cc: Mr. & Mrs. Fred M. Needel Petitioners/Appellants
Robert H. Wolf, Esquire /
Arnold G. Foreman, Esquire Counsel for
Mr. Jim McKee Petitioners/Appellants
Mr. Timothy Sanders
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services - *outper Paula 8/14/91*
J. Robert Haines
Timothy M. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of
Zoning Administration

Kathleen C. Weidenhammer
Administrative Assistant

8/06/91 - Following parties notified of hearing set for Friday, September 13, 1991 at 10:00 a.m.:

Mr. & Mrs. Fred M. Needel
Robert H. Wolf, Esquire
Arnold G. Foreman, Esquire
Mr. Jim McKee
Mr. Timothy Sanders
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Timothy M. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of
Zoning Administration

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



887-3353

March 26, 1991

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing
NE/S Westminster Pike, 149' NW of the c/l of Wolf Avenue
(108 Westminster Pike)
4th Election District, 3rd Councilmanic District
FRED M. NEEDEL, Petitioner
Case No. 91-273-SPH

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on March 21, 1991 by Robert H. Wolf, Attorney on behalf of the Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:cer

cc: Mr. & Mrs. Fred M. Needel
326 Bonnie Meadow Circle, Reisterstown, MD 21136

Robert H. Wolf, Esquire - Alperstein & Diener
Suite 605-610, Calvert & Lexington Streets
Court Square Building, Baltimore, MD 21202

James McKee, 5 Shawan Road, Hunt Valley, MD 21030

Timothy Sanders, 8130 Glen Gary Road, Baltimore, MD 21234

Arnold G. Foreman, Esquire - Alperstein & Diener
Suite 605-610, Calvert & Lexington Streets
Court Square Building, Baltimore, MD 21202

People's Counsel, Rm. 304, County Office Bldg., Towson, Md. 21204

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



887-3353

March 13, 1991

Arnold G. Foreman, Esquire
Alperstein & Diener, P.A.
605-610 Court Square Building
200 E. Lexington Street
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
NE/S Westminster Pike, 149' NW of the c/l of Wolf Avenue
(108 Westminster Pike)
4th Election District - 3rd Councilmanic District
Fred M. Needel, et ux - Petitioners
Case No. 91-273-SPH

Dear Mr. Foreman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

APPEAL

Petition for Special Hearing
NE/S Westminster Pike, 149' NW of the c/l of Wolf Avenue
(108 Westminster Pike)
4th Election District - 3rd Councilmanic District
FRED M. NEEDEL, ET UX - Petitioner
Case No. 91-273-SPH

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1. Plat to accompany Petition

Zoning Commissioner's Order dated March 13, 1991 (Denied)

Notice of Appeal received March 21, 1991 from Robert H. Wolf, Attorney on behalf of the Petitioner

cc: Mr. & Mrs. Fred M. Needel
326 Bonnie Meadow Circle, Reisterstown, MD 21136

Robert H. Wolf, Esquire - Alperstein & Diener
Suite 605-610, Calvert & Lexington Streets
Court Square Building, Baltimore, MD 21202

Jim McKee, 5 Shawan Road, Hunt Valley, MD 21030

Timothy Sanders, 8130 Glen Gary Road, Baltimore, MD 21234

Arnold G. Foreman, Esquire - Alperstein & Diener
Suite 605-610, Calvert & Lexington Streets
Court Square Building, Baltimore, MD 21202

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, Chief Deputy County Attorney
Public Services

ALPERSTEIN & DIENER, PA.

ARTHUR S. ALPERSTEIN
E. LYNN HOFFMAN
ROBERT H. WOLF

ATTORNEYS AT LAW
SUITE 605-610
COURT SQUARE BUILDING
CALVERT & LEXINGTON STREETS
BALTIMORE, MARYLAND 21202
(301) 685-0990
FAX # (301) 539-2541

A. JEROME DIENER
(1922-1984)

March 20, 1991

The Honorable J. Robert Haines
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Fred M. Needel, et ux - Petitioners
Case No.: 91-273-SPH

Dear Mr. Haines:

Please enter an Appeal to the Baltimore County Board of Appeals from your Order dated March 13, 1991, denying the Petition for Special Hearing.

Enclosed please find my check for \$200 to cover the costs of the Appeal.

Very truly yours,

Robert H. Wolf
ROBERT H. WOLF

RHW:sfs

ALPERSTEIN & DIENER, PA.

ARTHUR S. ALPERSTEIN
E. LYNN HOFFMAN
ROBERT H. WOLF

ATTORNEYS AT LAW
SUITE 605-610
COURT SQUARE BUILDING
CALVERT & LEXINGTON STREETS
BALTIMORE, MARYLAND 21202
(301) 685-0990
FAX # (301) 539-2541

A. JEROME DIENER
(1922-1984)

March 27, 1991

Ms. Charlotte Radcliffe
c/o Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Fred M. Needel, et ux - Petitioners
Case Number: 91-273-SPH

Dear Ms. Radcliffe:

Pursuant to your conversation today with my secretary, enclose please find our check in the amount of \$150.

Please return the previous draft.

Thank you for your assistance in this matter.

Very truly yours,

Robert H. Wolf
ROBERT H. WOLF

RHW:sfs

RECEIVED
MAY 1 1991
ZONING OFFICE

ALPERSTEIN & DIENER, PA.

ARTHUR S. ALPERSTEIN
E. LYNN HOFFMAN
ROBERT H. WOLF

ATTORNEYS AT LAW
SUITE 605-610
COURT SQUARE BUILDING
CALVERT & LEXINGTON STREETS
BALTIMORE, MARYLAND 21202
(301) 685-0990
FAX # (301) 539-2541

A. JEROME DIENER
(1922-1984)

July 12, 1991

Ms. Kathi Weidenhammer
c/o Baltimore County Board of Appeals
County Office Building, Room 315
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Fred M. Needel

Dear Ms. Weidenhammer:

Pursuant to this office's discussion with Chairman Hackett, please schedule this matter for a hearing on a date when the 1:00 p.m. docket schedule allows. This office expects the time of this hearing to be less than one hour in length. It would be appreciated if you would contact the undersigned regarding what dates maybe available for this matter.

Thank you very much for your cooperation in this matter.

Very truly yours,

Robert H. Wolf
ROBERT H. WOLF

Arnold G. Foreman
ARNOLD G. FOREMAN

RHW/AGF:sfs

PLEASE PRINT CLEARLY

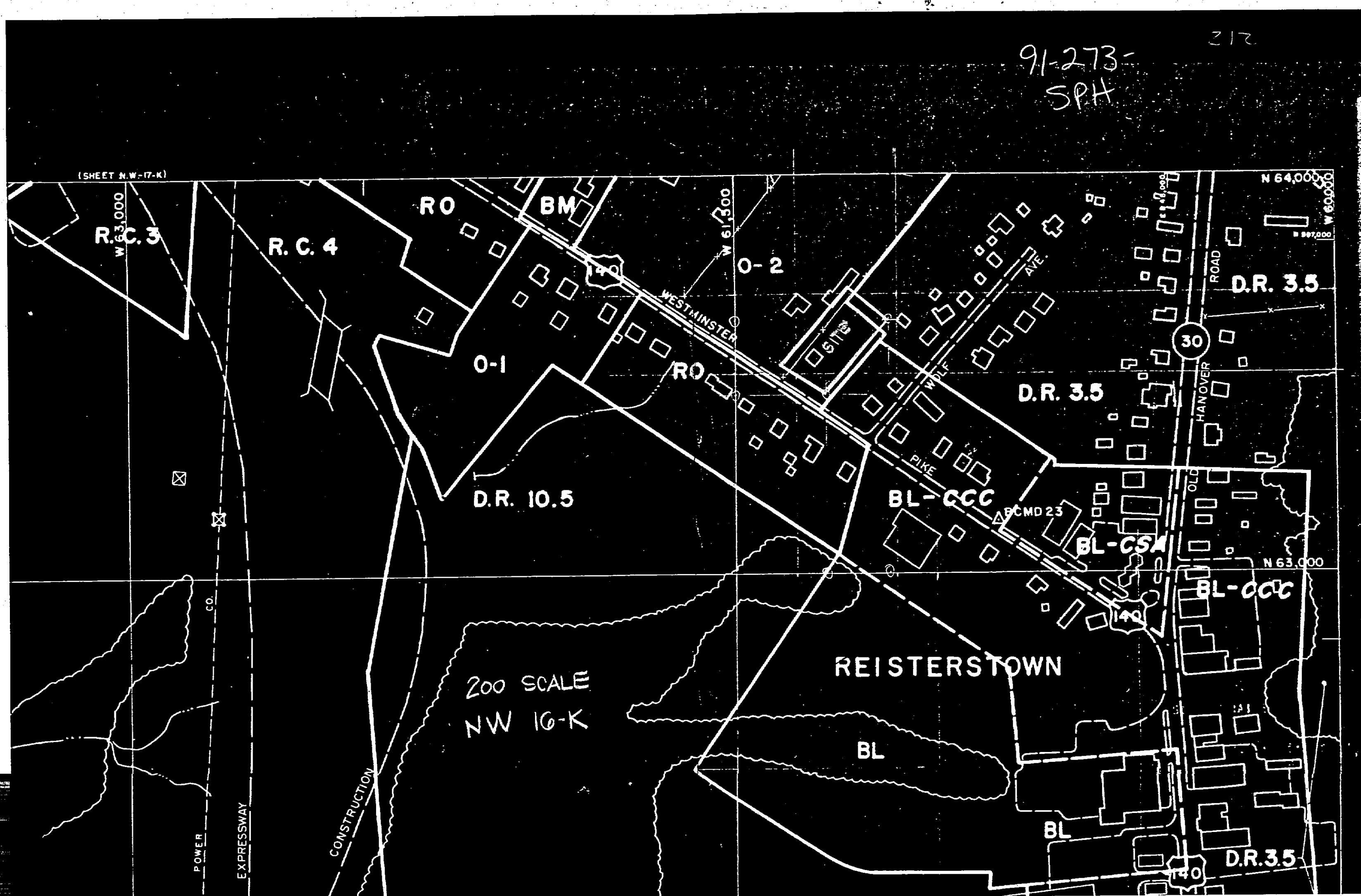
PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Jim McKee
Paul Needel
Timothy Sanders
Arnold G. Foreman
Patricia A. Cleaveland

5 Shawan Rd., Hunt Valley 21030
326 Bonnie Meadow Cir. 21136
8130 Glen Gary Rd., Baltimore 21234
111 West Chesapeake Ave. 21204



GENERAL NOTES

- Existing Use: Residential
- Proposed Use: General Office
- Comprehensive District: 3
- Census Tract: 4044.01
- Waterbody: 32, Subwatershed: 67
- Master Water & Sewer Designations: W-1, S-3
- Topography shown hereon is field run
- Soil Type: G02 - Glacial Loam - Hydrogeologic Group "B"
- Limitations: Sewage Disposal - Slight
- Buildings with Basements - Slight
- Streets & Parking Lots - Severe - Slope
- Parking & driveways shall be macadam.
- Paving shall be striped.
- To the best of our knowledge there are no historical areas, critical areas, wetlands, archaeological sites, endangered species habitat or hazardous materials on this site.
- Grading shown hereon is schematic. Final grading shall be shown on subsequent plans during the design phase.
- Landscaping shall be in accordance with the Baltimore County Landscape Manual.
- Planting and planting calculations shown hereon are schematic for C&G approval only, and may change based on final approved landscape plans prepared by a registered landscape architect. Final approval is required prior to the issuance of building permits.
- All signs shall be in accordance with Sections 205.3C.2 and 413 of the Baltimore County Zoning Regulations. Final location and type shall be determined and approved at the site plan stage of processing.
- Storm water management and water quality management are required for this site.
- Average daily trip calculation - 12.30/1000 SF = 41
- The proposed septic system shown hereon shall be installed on an interior basis only. When public sewer becomes available to this site the septic system shall be abandoned. A revised Interim Agreement will be recorded among the land records, superseding the existing recorded agreement.
- A new deed combining Lots One and Two shall be recorded prior to the issuance of building permits.
- Lighting shall be directed away from streets and adjoining residential properties. Maximum height = 30 feet.
- The existing detached garage (to remain) shall be used for storage of supplies for the proposed business.
- The proposed detached garage shall be for the parking of the fleet vehicles (vans) of the proposed business.
- The existing dug well shall be backfilled and sealed.
- The existing above ground oil tanks under the front porch shall be removed.
- All asbestos encountered shall be removed and properly disposed of prior to, but in conjunction with the raising permit.
- Proposed Deciduous tree (2" - 1/2" caliper)
- Proposed Evergreen tree (5' - 6' hgt)
- 500' SIGHT LINES SHALL BE ESTABLISHED FOR G&A ENTRANCE APPROVAL

ZONING HISTORY

- 86-327-X - (Lot # 1) - Special exception for a class "B" office building in an R.O. Zone granted by the Zoning Commissioner on 1/27/87 (5 year utilization)
- 86-328-X - (Lot # 2) - Special Exception for a class "B" office building in an R.O. Zone granted by the Zoning Commissioner on 1/27/87 (5 year utilization)
- Reclassification Cycle III April - October 1986
- Item #5, Case Number 8-87-92 - Lot #2 - Reclassification from R.O. and D.R. 3.5 to R.O. with drawn 9/23/86 and Board of Appeals ordered dismissed on 9/30/86.
- Item #6, Case Number 8-87-93 - Lot #1 - Reclassification from R.O. and D.R. 3.5 to R.O. with drawn 9/23/86 and Board of Appeals ordered dismissed on 9/30/86.
- 1988 - Comprehensive Rezoning - Issue Number 3-019 - 0.85 acre R.O. and D.R. 3.5 - Request B.L. - Planning Board recommendation 0-2.
- Note: The developer shall state in writing to the Zoning Commissioner that when the property is developed for use in the O-2 zone that the "in-place" Special Exceptions for class "B" offices will be totally abandoned. (Cases 86-327-X & 86-328-X). This shall take place prior to the issuance of building permits.

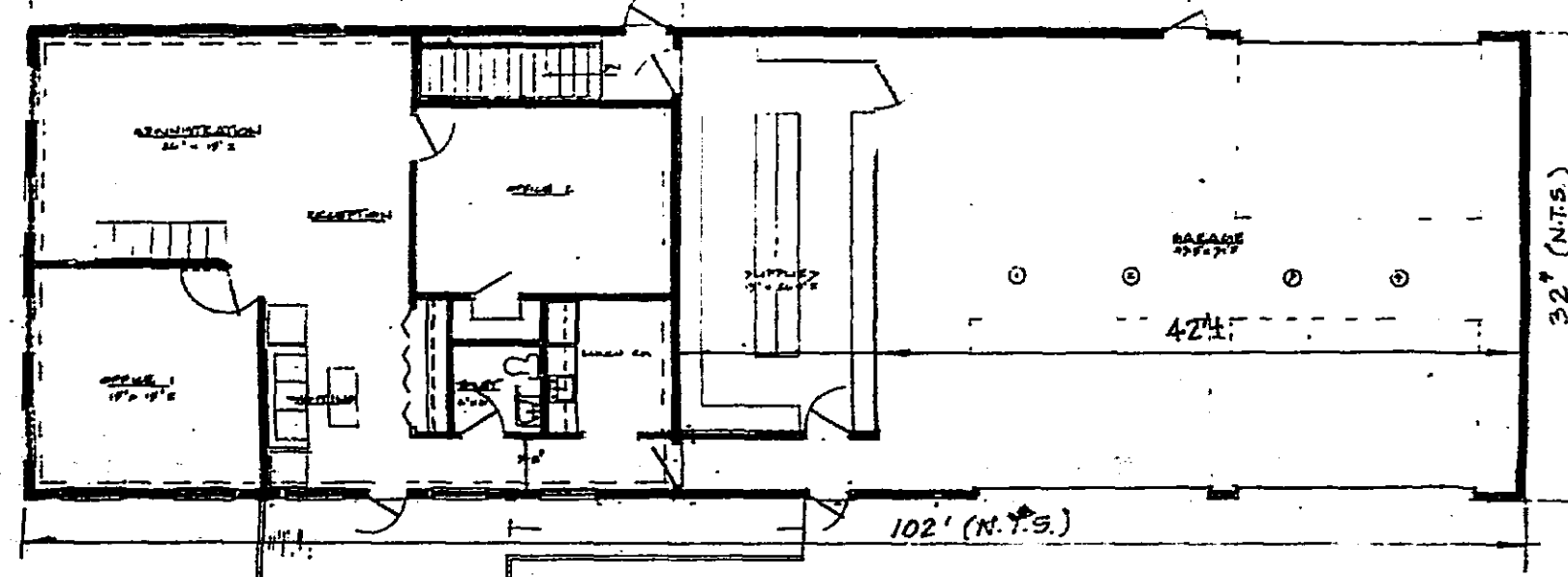
LANDSCAPE DATA

- 1 Tree/12 spaces = 1
- 1 Tree/40 LF road frontage = 3.5
- 1 Tree/20 LF interior road = 3
- Total = 8
- Total trees proposed = 9
- Existing trees to remain
- Existing trees to be removed
- Proposed Deciduous tree (2" - 1/2" caliper)
- Proposed Evergreen tree (5' - 6' hgt)

SWM DATA

- Existing RCN - 72
- Proposed RCN - 91
- Existing Tc - 0.3
- Proposed Tc - 0.2
- PEAK INFLOWS
- 2 Year - 1.89 cfs
- 10 Year - 3.44 cfs
- 100 Year - 5.05 cfs
- ALLOWABLE RELEASE RATES
- 2 Year - 0.24 cfs
- 10 Year - 0.37 cfs
- 100 Year - 1.77 cfs
- STORAGE REQUIRED
- 0.070 AF = 3050 of
- STORAGE PROVIDED
- 0.075 AF = 3280 of

FLOOR PLAN



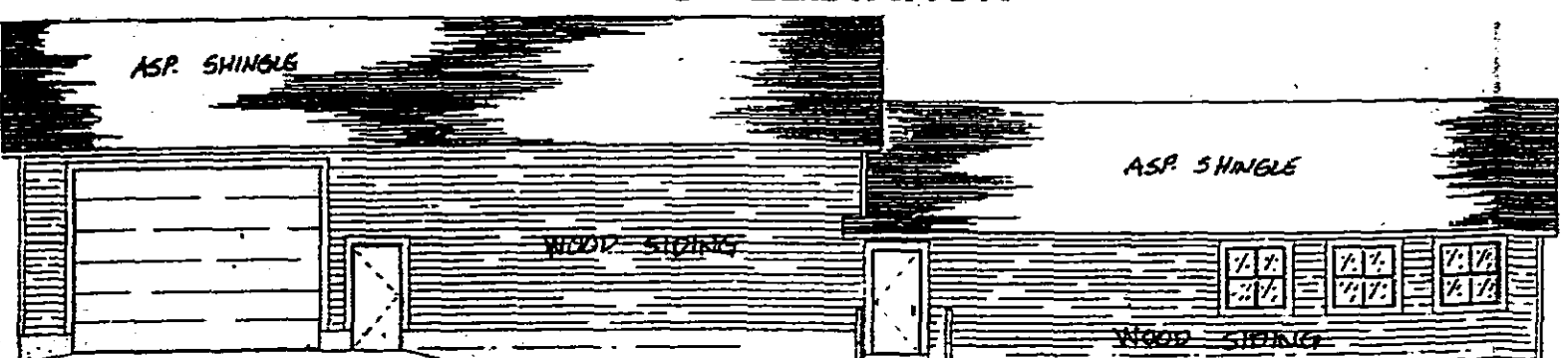
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



McKEE & ASSOCIATES, INC.

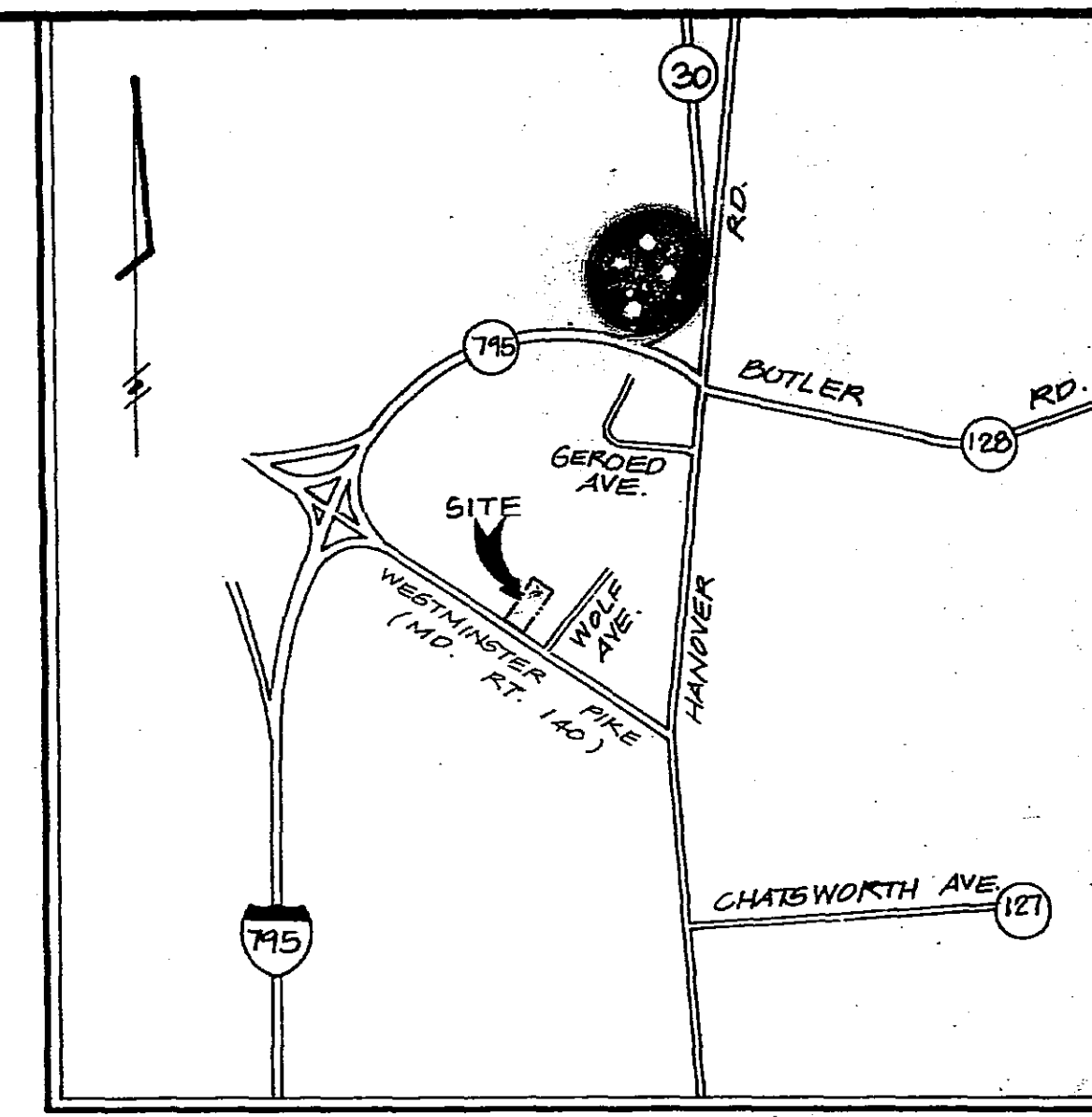
Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by: JGK, JR.
Drawn by: JGK, JR.
Checked by: JGK, JR.
Job Number: 90-14

James W. McKee Date: 10/16/90
(Maryland Registered No. 9012)

DATE	REVISION
5/1/90	REVISED AT PER INITIAL CHECK FOR E
7/6/90	DESIGN COMMENTS AND FOR A REVIEW
9/14/90	FOR DESIGN REVIEW WITH A REVIEW FOR A
10/16/90	FOR REVIEW FOR THE FINAL COMMENTS

WESTMINSTER PIKE - (MD. RTE. 140)



VICINITY MAP

SCALE: 1" = 1000'

SITE TABULATION

GRASS AREA OF SITE	LOT 1	LOT 2	TOTAL
(To c/2 Westminister Pike)	0.50 Ac.	0.45 Ac.	0.95 Ac.
	(21,708 sq ft)	(19,781 sq ft)	(41,489 sq ft)
HIGHWAY WIDENING AREA	0.01 Ac.	0.41 Ac.	0.02 Ac.
	(394 sq ft)	(473 sq ft)	(867 sq ft)
NET AREA OF SITE	0.49 Ac.	0.39 Ac.	0.82 Ac.
	(18,828 sq ft)	(17,060 sq ft)	(35,888 sq ft)
EXISTING ZONING	DR 3.5	0.05 Ac.	0.11 Ac.
	0-2	0.38 Ac.	0.71 Ac.
FLOOR AREA RATIO	Permitted	(Gross floor area) 3,704 sq ft	0.4
	Proposed	(Gross area of site) 31,510 sq ft	0.1
AMENITY OPEN SPACE	Required	(25% of 0.82 ac) 0.205 ac	0.188 ac
	Proposed		12,000 sq ft
PARKING CALCULATIONS			
First floor areas:	Office	1530 sq ft	
	Storage	390 sq ft	
Basement area (storage/mechanical)		1440 sq ft	
Parking required:	Office (3.3/1000)	5 spaces	
	Storage (3.3/1000)	2 spaces	
	Basement	0	
		0	
TOTAL		7 spaces	
Parking Proposed		10 (Including 1 handicapped and 4 within garage)	

SPECIAL HEARING REQUEST

TO PERMIT THE OVERNIGHT & WEEKEND PARKING OF UTILITY SERVICE VANS INSIDE OF AN ENCLOSED STRUCTURE IN AN O-2 ZONE.

PETITIONER'S EXHIBIT 1

91-273-SPH Ex 2

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING

108 WESTMINSTER PIKE (MD. RT. 140)

4TH ELECTION DISTRICT REISTERSTOWN MD.
SCALE: 1" = 20' NOVEMBER 14, 1990.

THE C.R.G. PLAN FOR THIS SITE WAS CONTINUED 5/31/90.

OWNER & APPLICANT

FRED M. & ROBIN C. NEEDLE
326 BONNIE MEADOW CIRCLE
REISTERSTOWN MD 21136
(301) 535-1688

DEED REFERENCE: 8395/282 PROPERTY ACCT NO 20-00-006395
20-00-006394

PUBLIC SERVICES NO. 90195 PLANNING NO. IV-280